HOUSING MARKET INFORMATION

HOUSING NOW
Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

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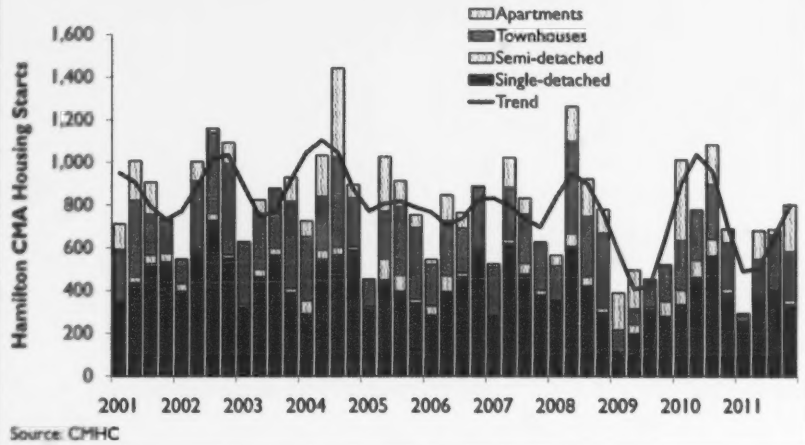
New Home Market

Rise in Fourth Quarter Starts

Although 2011 was a slower year for new home starts in both the Hamilton and Brantford Census Metropolitan Areas (CMA), there as an uptick in new home building activity during the fourth quarter. As compared to the same quarter in 2010, the number of new home starts increased by 16 per cent and 42 per cent in the Hamilton and Brantford CMAs, respectively, in the fourth quarter of 2011. In the Hamilton CMA, there were more starts of townhouses, but the most notable increase was in the number of condominium apartment starts during the fourth quarter. More than 200 new condominium apartments were started in three buildings in Hamilton and Burlington, as compared to just 65 a year earlier. It is important to note, however, that the number of apartment starts tends to vary greatly from quarter to quarter, as

Figure 1

Hamilton CMA Housing Starts



Source: CMHC

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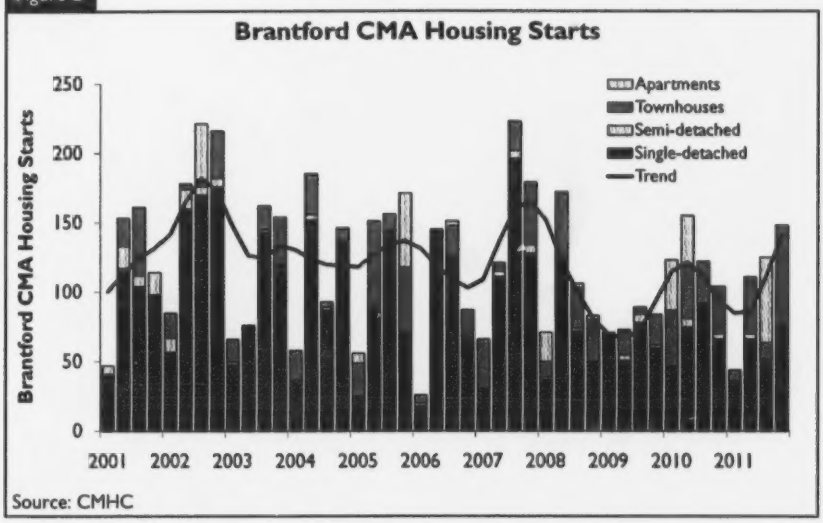
Figure 2



Source: CMHC

one apartment building can represent many starts. In the Brantford CMA, the increase in starts was the result of more townhouse starts, which more than doubled during the quarter.

Despite the increase during the fourth quarter, annual starts were below the 2010 level. Total starts reached nearly 2,500 starts and 430 starts in 2011 in the Hamilton and Brantford CMAs, respectively. New home construction this year did not outpace the strong rebound in starts in 2010, which lifted starts well above the depressed levels of 2009. The lower number of starts in 2011 also partially reflected the competition from the well-supplied and lower-priced resale market. The resale market tends to attract more buyers particularly during an uncertain economic environment. In addition, lower mortgage rates in the fourth quarter in the Hamilton CMA supported demand for home ownership, in both the new and resale home markets.

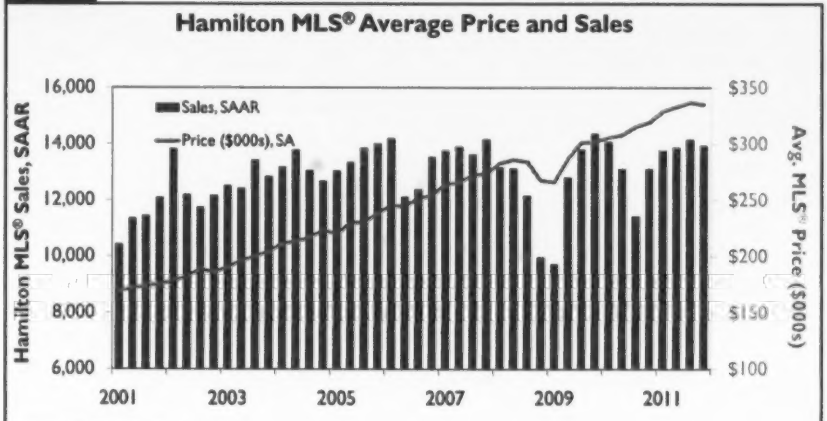
The New Home Price Index, which tracks the rate of price appreciation of equivalent homes, continued decreasing at a rate of about two per cent during the fourth quarter as compared a year ago. Both the median and average prices of single-detached homes in the Hamilton and Brantford CMAs rose dramatically, although a selection of more expensive homes in both markets pulled up the average. In the Brantford CMA, more expensive single-detached homes in the suburban Brant County drove up the price of new homes. Similarly in the Hamilton CMA, significant price increases of some homes in the Ancaster, Burlington and Grimsby markets factored into the rising average price.

Resale Market

Sustained Demand for Resale Homes

In addition to the modest growth in new home construction last quarter, the resale market also performed relatively well. As compared to the fourth quarter of 2010, home sales rose five per cent in the Hamilton CMA, and fell only slightly behind in the Brantford CMA. Home sales were spurred on by move-up buyers who were able to capitalize on the equity gains from the sale of their former homes, as evidenced by the rise in price in the fourth quarter. The average price rose above the

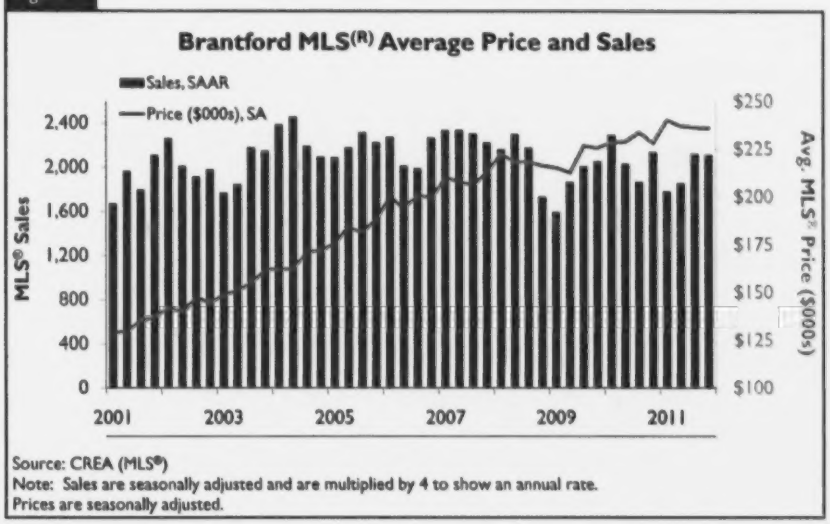
Figure 3



Source: CREA (MLS®)
Note: Sales are seasonally adjusted and are multiplied by 4 to show an annual rate.
Prices are seasonally adjusted.

[1] MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Figure 4



Source: CREA (MLS®)
Note: Sales are seasonally adjusted and are multiplied by 4 to show an annual rate.
Prices are seasonally adjusted.

inflation rate in both markets, which is characteristic of sellers' market conditions. The average price of an existing home in the Hamilton CMA was $331,000, which was six per cent higher than in 2010. Despite fewer sales in the Brantford CMA, the total dollar volume of sales was higher this year, indicating that the homes sold were more expensive than a year ago. The average price of an existing home in the Brantford CMA rose 3.5 per cent to $238,000.

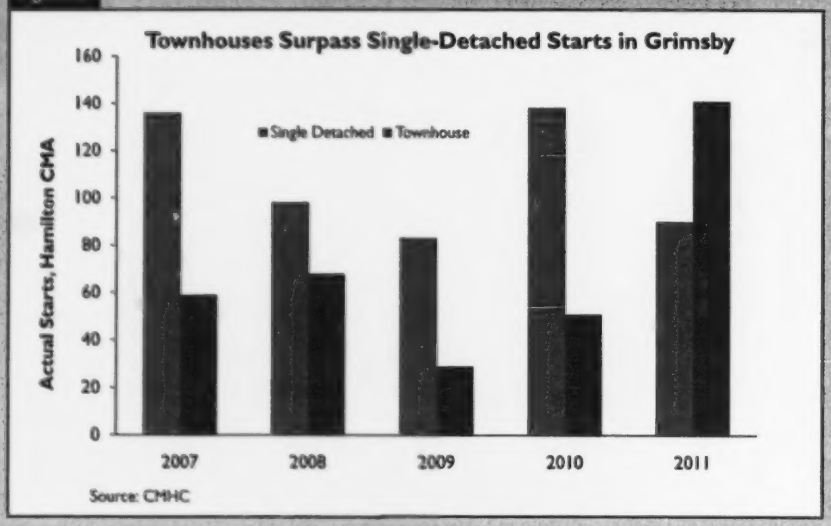
While demand was higher in the Hamilton CMA, there was less supply available for purchase than a year ago. New home listings fell by 15 per cent during the quarter, and in December, there were more homes sold than there were new listings. Much of the buying activity in recent years has resulted from the in-migration to the Hamilton CMA from the Toronto market, where homes tend to be relatively more expensive. In the Brantford CMA, buyers had their choice of homes to choose from given the increase in the number of new listings on the market. New listings were up seven per cent, indicating that supply increased while demand remained steady. The higher number of listings exerted some downward pressure on the sales-to-new listings ratio which remained in a sellers' market territory, but moved towards more balanced market conditions during the quarter.

More Townhouse Starts in Grimsby To Meet Population Growth Targets

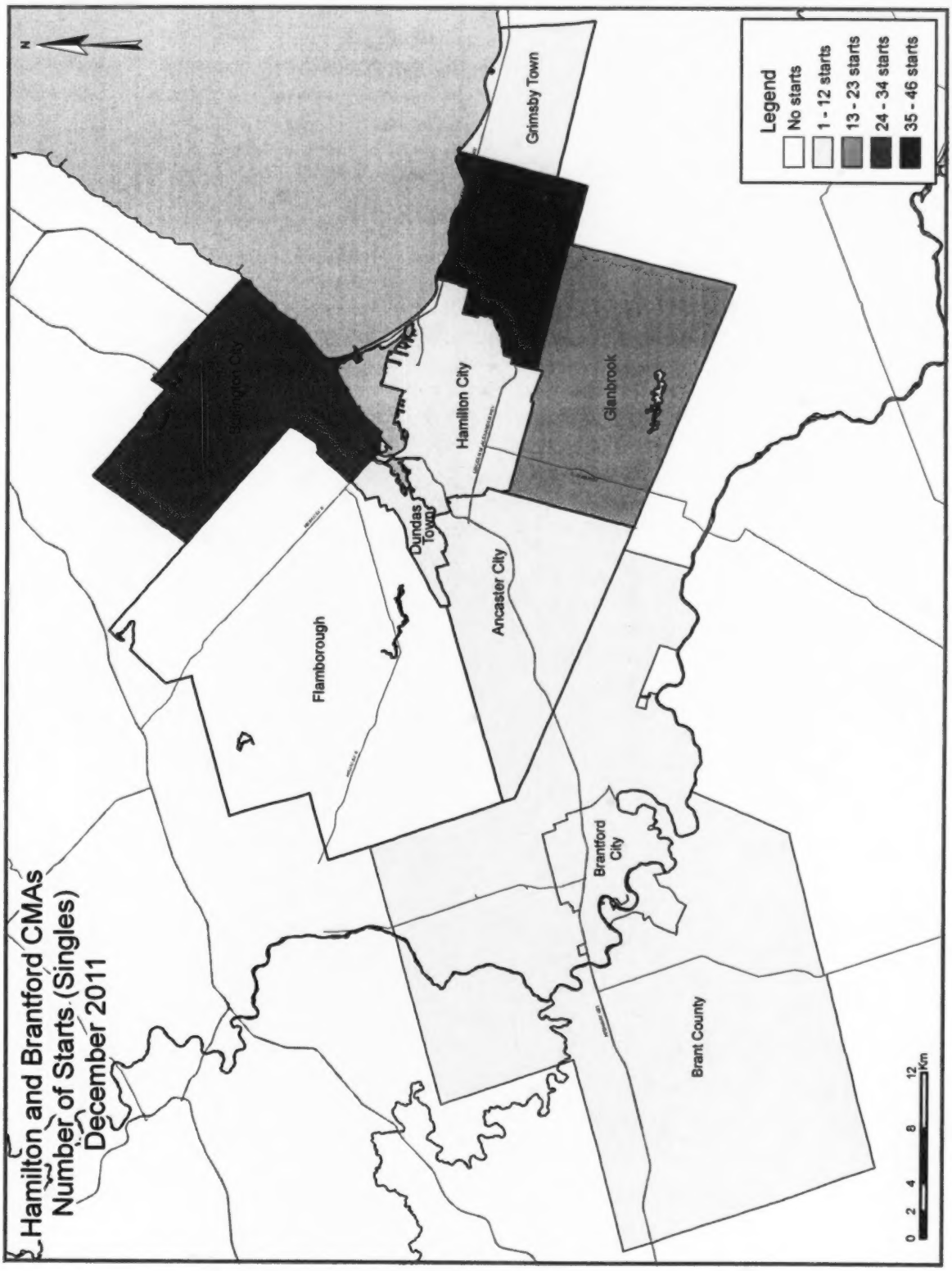
Tucked right in the middle between Hamilton and St. Catharines, Grimsby is quickly becoming one of the fastest growing housing markets in the Hamilton CMA and Niagara Region. Total starts increased by 22 per cent in 2011 in Grimsby, the only municipality within the Hamilton CMA where starts increased above the 2010 level. Although historically Grimsby was characterized by single-detached homes, townhouse starts surpassed the number of single-detached starts in 2011. Nearly two-thirds of total starts last year were townhouses, and the rest were single-detached homes. More townhouses are expected in Grimsby in the future, as the municipality aims to meet intensification targets. The budding townhouse sector reflects the needs of the growing population, which includes an older adult population looking to downsize and young families looking for their first home. In addition to the new homes, existing homes have continued to attract a steady stream of buyers in Grimsby.

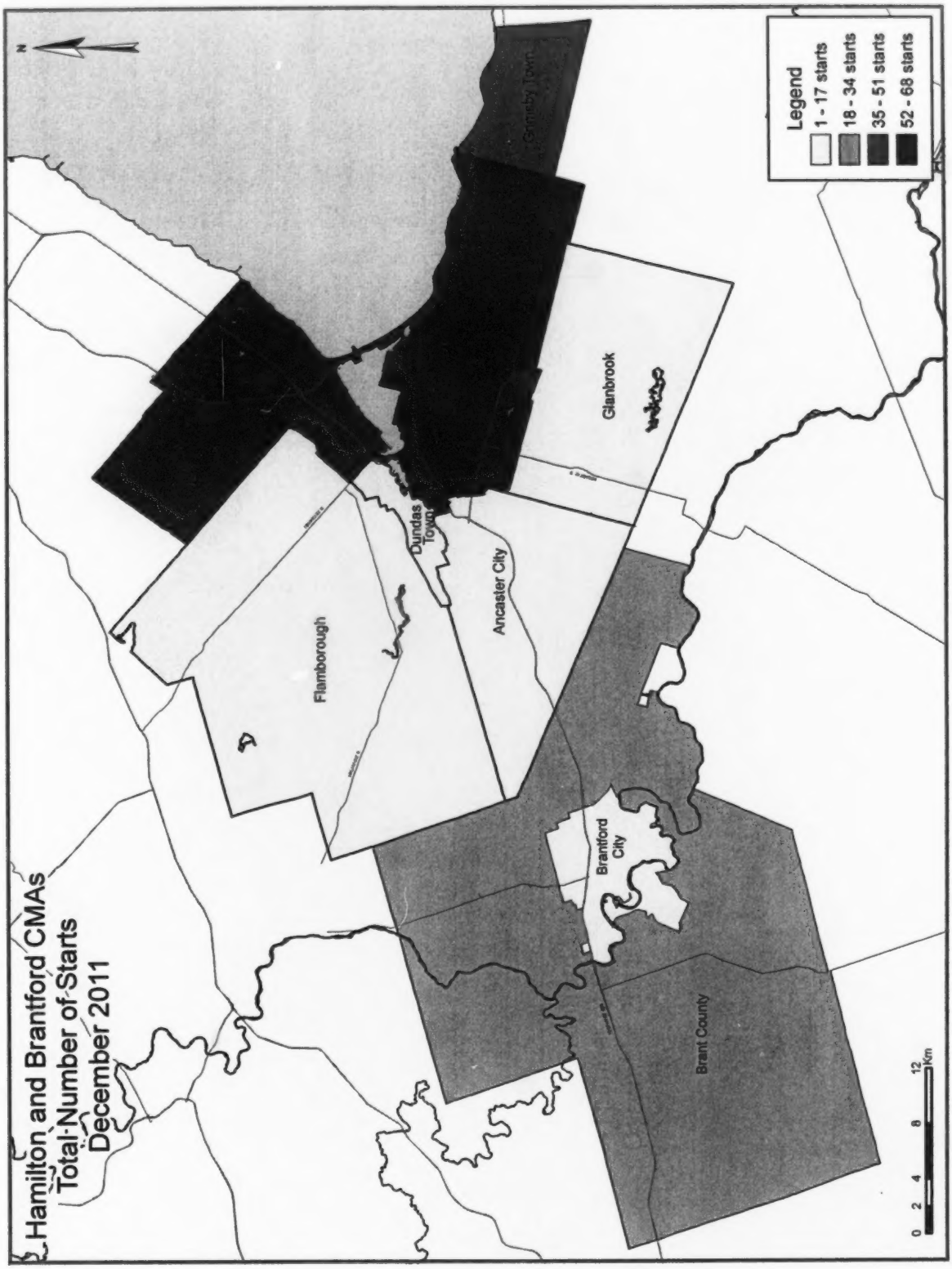
There were 400 resale homes sold there last year, and the average price of a single-detached home rose by four per cent to $364,000. The Town of Grimsby has forecast that its total population will reach 33,000 people by 2031. With easy access to nearby economic centres, Grimsby is ideally situated for people who work in Hamilton or the GTA.

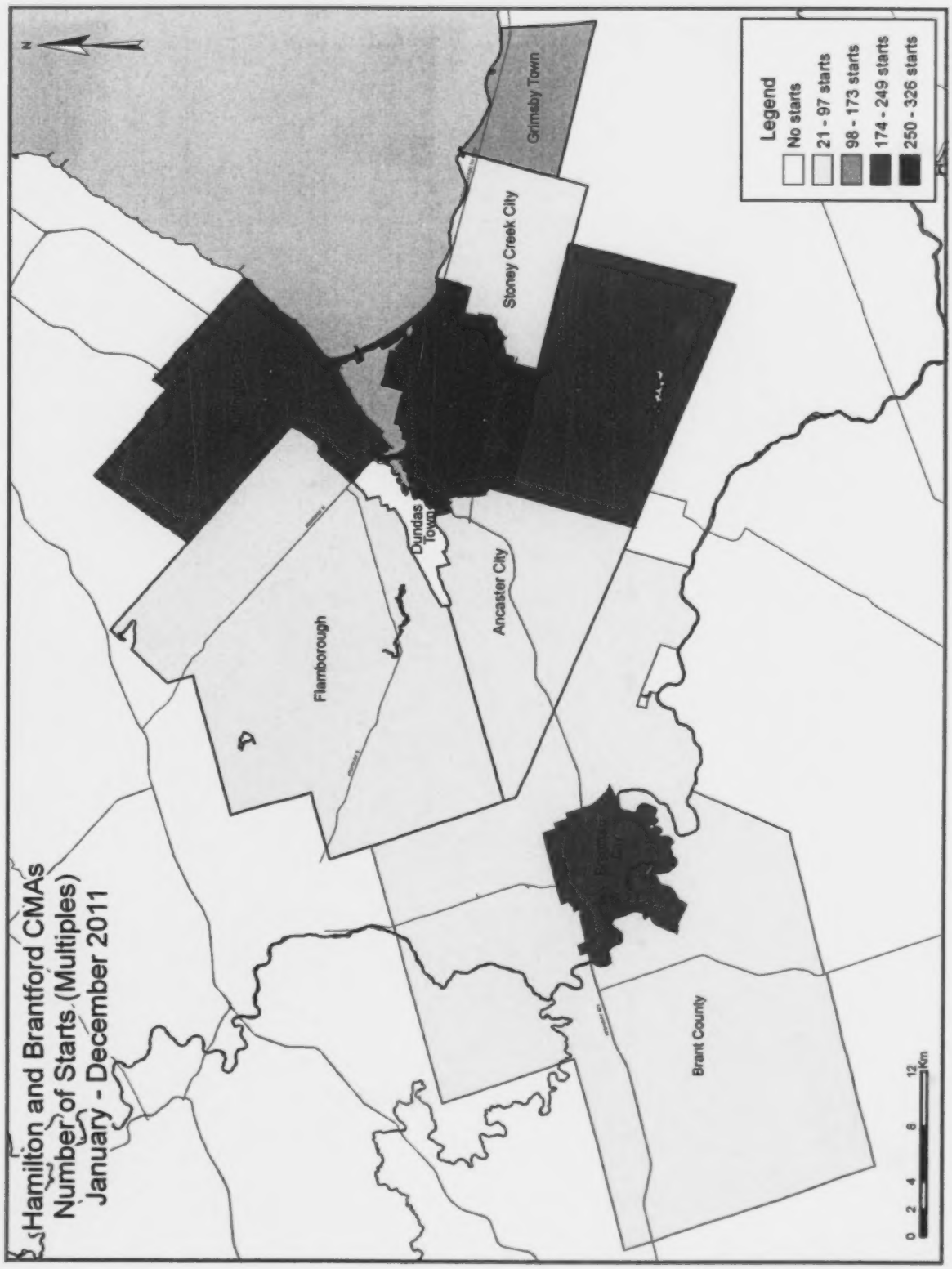
Figure 5

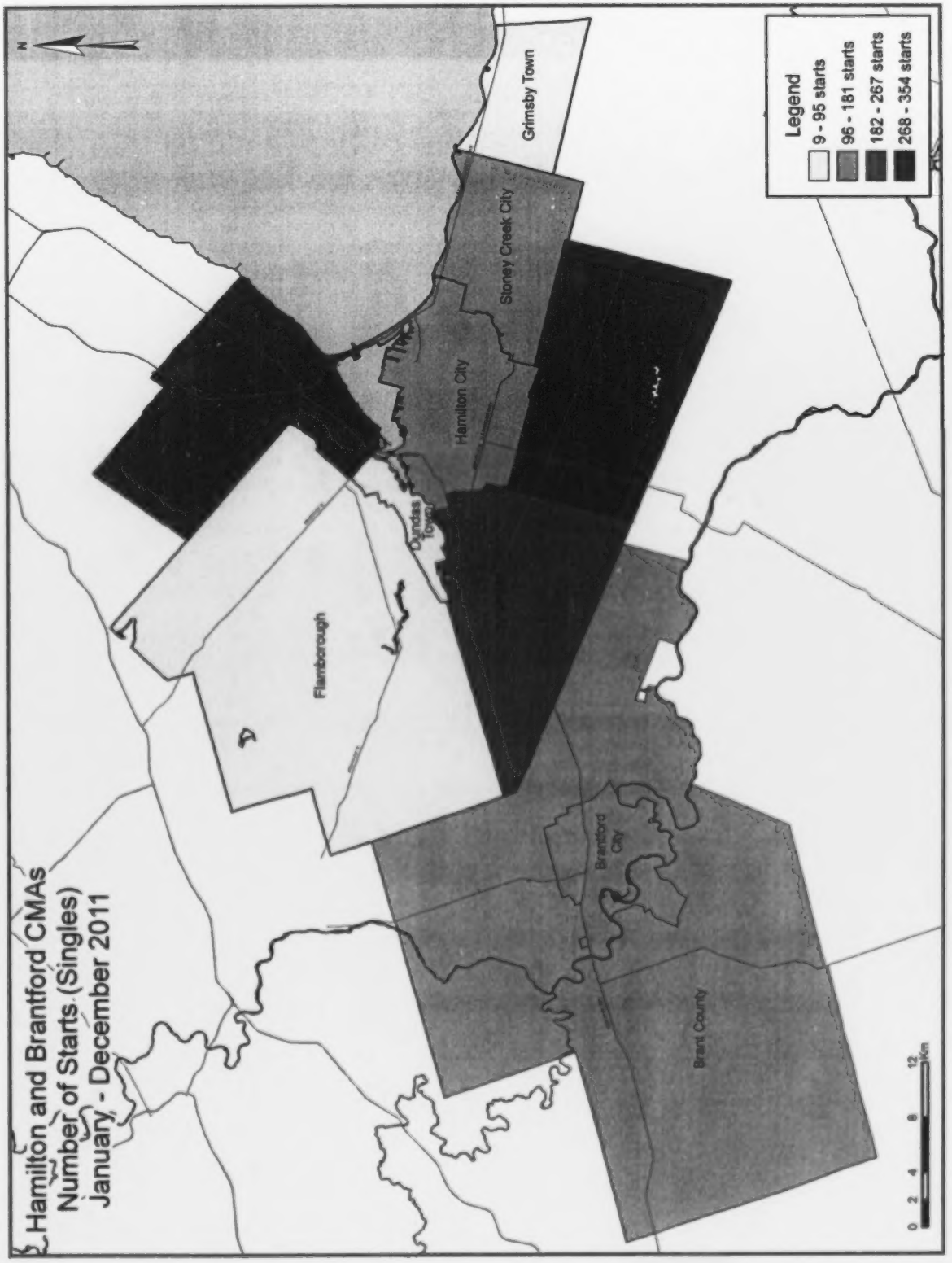


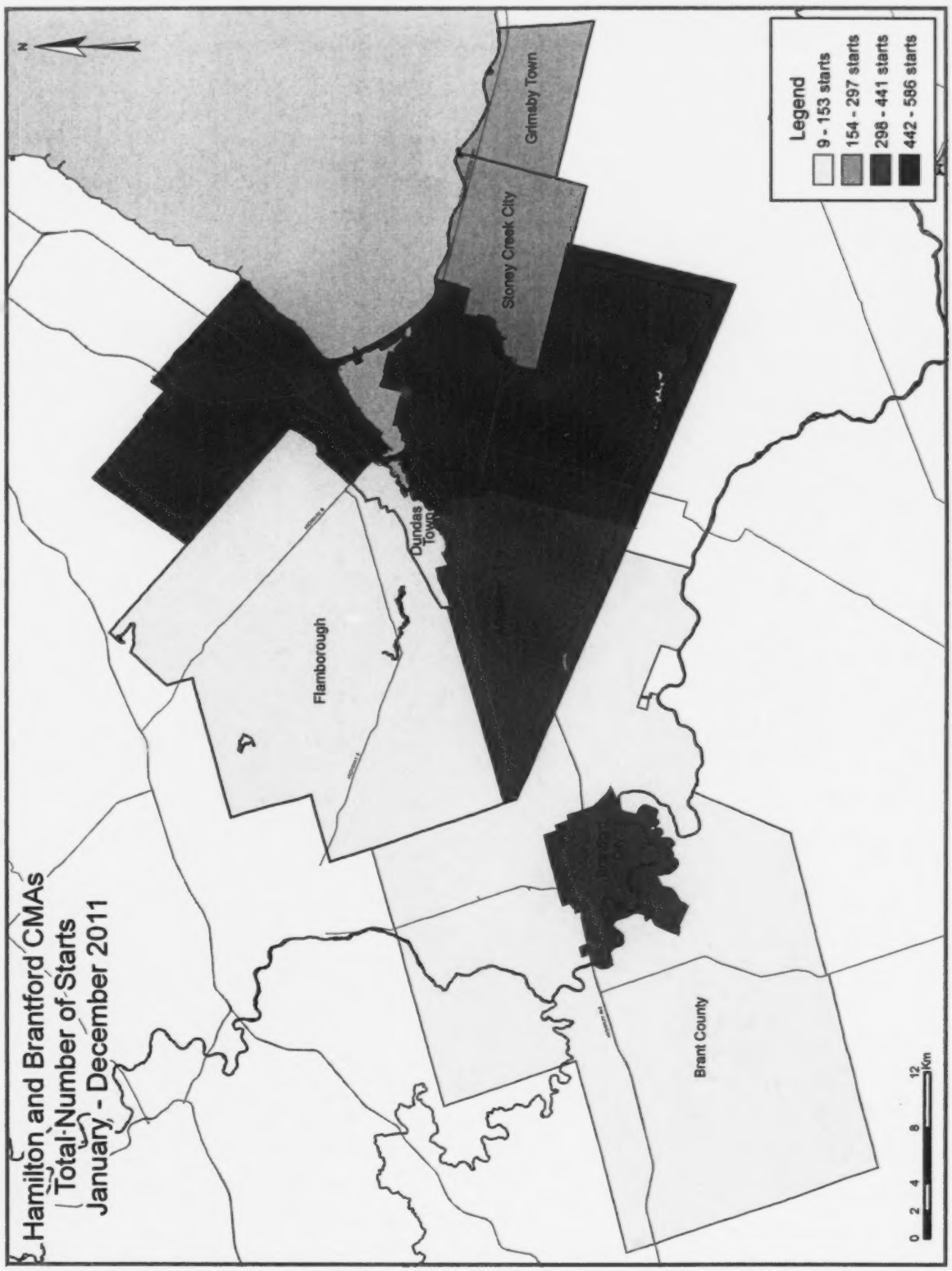
Hamilton and Brantford CMAs
Number of Starts (Multiples)
December 2011
N
Flamborough
Dundas
Town
Ancaster City
Stoney Creek City
Glanbrook
Brantford
City
Brant County
0 2 4 8 12
Km
Legend
No starts
5 - 17 starts
18 - 30 starts
31 - 43 starts
44 - 56 starts


Hamilton and Brantford CMAs
Number of Starts (Singles)
December 2011
N
Legend
No starts
1 - 12 starts
13 - 23 starts
24 - 34 starts
35 - 46 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
December 2011
N
Legend
1 - 17 starts
18 - 34 starts
35 - 51 starts
52 - 68 starts
Grimsby Town
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - December 2011
N
Legend
No starts
21 - 97 starts
98 - 173 starts
174 - 249 starts
250 - 326 starts
Grimsby Town
Stoney Creek City
Dundas Town
Flamborough
Ancaster City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - December 2011
N
Legend
9 - 95 starts
96 - 181 starts
182 - 267 starts
268 - 354 starts
Grimsby Town
Stoney Creek City
Hamilton City
Dundas Town
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
January - December 2011
N
Legend
9 - 153 starts
154 - 297 starts
298 - 441 starts
442 - 586 starts
Grimsby Town
Stoney Creek City
Dundas Town
Flamborough
Brant County
0 2 4 8 12
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA December 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2011	115	6	103	2	20	33	0	0	279
December 2010	139	2	14	3	20	0	0	0	178
% Change	-17.3	200.0	**	-33.3	0.0	n/a	n/a	n/a	56.7
Year-to-date 2011	1,356	28	464	14	211	258	0	131	2,462
Year-to-date 2010	1,746	242	743	7	192	435	2	195	3,562
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
UNDER CONSTRUCTION									
December 2011	789	30	438	8	238	513	0	338	2,354
December 2010	917	84	568	6	129	712	2	195	2,613
% Change	-14.0	-64.3	-22.9	33.3	84.5	-27.9	-100.0	73.3	-9.9
COMPLETIONS									
December 2011	130	0	51	6	4	65	0	0	256
December 2010	154	28	67	0	20	12	0	0	281
% Change	-15.6	-100.0	-23.9	n/a	-80.0	**	n/a	n/a	-8.9
Year-to-date 2011	1,474	84	558	18	138	198	0	247	2,717
Year-to-date 2010	1,380	264	429	11	542	287	1	264	3,178
% Change	6.8	-68.2	30.1	63.6	-74.5	-31.0	-100.0	-6.4	-14.5
COMPLETED & NOT ABSORBED									
December 2011	33	0	4	0	3	35	0	17	92
December 2010	27	2	25	5	3	11	0	182	255
% Change	22.2	-100.0	-84.0	-100.0	0.0	**	n/a	-90.7	-63.9
ABSORBED									
December 2011	129	0	51	7	4	30	0	0	221
December 2010	149	28	67	0	22	12	0	0	278
% Change	-13.4	-100.0	-23.9	n/a	-81.8	150.0	n/a	n/a	-20.5
Year-to-date 2011	1,458	86	575	24	138	174	0	349	2,804
Year-to-date 2010	1,380	263	427	15	544	289	1	0	2,919
% Change	5.7	-67.3	34.7	60.0	-74.6	-39.8	-100.0	n/a	-3.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA
December 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2011	18	0	0	0	7	0	9	0	34
December 2010	30	2	3	0	6	0	0	0	41
% Change	-40.0	-100.0	-100.0	n/a	16.7	n/a	n/a	n/a	-17.1
Year-to-date 2011	231	4	42	0	81	0	9	61	428
Year-to-date 2010	279	10	81	1	62	5	0	66	504
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
UNDER CONSTRUCTION									
December 2011	131	0	8	0	92	0	35	61	327
December 2010	150	6	43	0	50	0	0	0	249
% Change	-12.7	-100.0	-81.4	n/a	84.0	n/a	n/a	n/a	31.3
COMPLETIONS									
December 2011	25	0	12	0	0	0	0	0	37
December 2010	28	0	9	0	5	5	0	71	118
% Change	-10.7	n/a	33.3	n/a	-100.0	-100.0	n/a	-100.0	-68.6
Year-to-date 2011	250	10	40	0	38	0	12	0	350
Year-to-date 2010	214	4	36	2	52	5	0	75	388
% Change	16.8	150.0	11.1	-100.0	-26.9	-100.0	n/a	-100.0	-9.8
COMPLETED & NOT ABSORBED									
December 2011	29	3	14	0	13	0	6	0	65
December 2010	29	0	20	0	12	3	0	4	68
% Change	0.0	n/a	-30.0	n/a	8.3	-100.0	n/a	-100.0	-4.4
ABSORBED									
December 2011	21	0	4	0	0	0	0	0	25
December 2010	23	0	0	0	2	2	0	0	27
% Change	-8.7	n/a	n/a	n/a	-100.0	-100.0	n/a	n/a	-7.4
Year-to-date 2011	251	7	32	0	51	3	6	4	354
Year-to-date 2010	223	2	22	3	60	20	0	2	332
% Change	12.6	**	45.5	-100.0	-15.0	-85.0	n/a	100.0	6.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
December 2011	85	6	26	2	20	33	0	0	172
December 2010	101	2	6	0	0	0	0	0	109
Former Hamilton City									
December 2011	12	0	8	0	15	33	0	0	68
December 2010	22	2	0	0	0	0	0	0	24
Stoney Creek City									
December 2011	46	0	8	0	0	0	0	0	54
December 2010	20	0	6	0	0	0	0	0	26
Ancaster City									
December 2011	10	0	0	2	5	0	0	0	17
December 2010	42	0	0	0	0	0	0	0	42
Dundas Town									
December 2011	1	0	0	0	0	0	0	0	1
December 2010	5	0	0	0	0	0	0	0	5
Flamborough									
December 2011	0	6	10	0	0	0	0	0	16
December 2010	4	0	0	0	0	0	0	0	4
Glanbrook									
December 2011	16	0	0	0	0	0	0	0	16
December 2010	8	0	0	0	0	0	0	0	8
City of Burlington									
December 2011	29	0	31	0	0	0	0	0	60
December 2010	30	0	8	0	15	0	0	0	53
Grimsby									
December 2011	1	0	46	0	0	0	0	0	47
December 2010	8	0	0	3	5	0	0	0	16
Hamilton CMA									
December 2011	115	6	103	2	20	33	0	0	279
December 2010	139	2	14	3	20	0	0	0	178
Brant County									
December 2011	12	0	0	0	7	0	0	0	19
December 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
December 2011	6	0	0	0	0	0	9	0	15
December 2010	25	2	3	0	0	0	0	0	30
Brantford CMA									
December 2011	18	0	0	0	7	0	9	0	34
December 2010	30	2	3	0	6	0	0	0	41

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
December 2011	503	30	254	7	195	252	0	263	1,504
December 2010	691	28	432	3	83	144	2	195	1,578
Former Hamilton City									
December 2011	81	10	80	0	45	128	0	239	583
December 2010	132	8	63	0	31	20	2	195	451
Stoney Creek City									
December 2011	81	0	82	0	0	0	0	0	163
December 2010	118	6	121	0	4	0	0	0	249
Ancaster City									
December 2011	183	0	24	7	42	62	0	24	342
December 2010	266	0	39	0	9	62	0	0	376
Dundas Town									
December 2011	9	0	0	0	0	62	0	0	71
December 2010	29	0	0	3	0	62	0	0	94
Flamborough									
December 2011	22	6	32	0	0	0	0	0	60
December 2010	57	14	109	0	0	0	0	0	180
Glanbrook									
December 2011	127	14	36	0	108	0	0	0	285
December 2010	89	0	93	0	39	0	0	0	221
City of Burlington									
December 2011	259	0	43	0	31	261	0	75	669
December 2010	192	56	102	0	34	568	0	0	952
Grimsby									
December 2011	27	0	141	1	12	0	0	0	181
December 2010	34	0	34	3	12	0	0	0	83
Hamilton CMA									
December 2011	789	30	438	8	238	513	0	338	2,354
December 2010	917	84	568	6	129	712	2	195	2,613
Brant County									
December 2011	81	0	0	0	21	0	0	0	102
December 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
December 2011	50	0	8	0	71	0	35	61	225
December 2010	86	6	37	0	37	0	0	0	166
Brantford CMA									
December 2011	131	0	8	0	92	0	35	61	327
December 2010	150	6	43	0	50	0	0	0	249

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
December 2011	80	0	51	3	0	0	0	0	134
December 2010	115	6	67	0	12	12	0	0	212
Former Hamilton City									
December 2011	30	0	12	0	0	0	0	0	42
December 2010	15	2	0	0	0	12	0	0	29
Stoney Creek City									
December 2011	14	0	6	0	0	0	0	0	20
December 2010	27	0	13	0	0	0	0	0	40
Ancaster City									
December 2011	7	0	0	3	0	0	0	0	10
December 2010	40	2	25	0	12	0	0	0	79
Dundas Town									
December 2011	2	0	0	0	0	0	0	0	2
December 2010	2	0	0	0	0	0	0	0	2
Flamborough									
December 2011	1	0	20	0	0	0	0	0	21
December 2010	7	2	17	0	0	0	0	0	26
Glanbrook									
December 2011	26	0	13	0	0	0	0	0	39
December 2010	24	0	12	0	0	0	0	0	36
City of Burlington									
December 2011	42	0	0	0	4	65	0	0	111
December 2010	24	22	0	0	8	0	0	0	54
Grimsby									
December 2011	8	0	0	3	0	0	0	0	11
December 2010	15	0	0	0	0	0	0	0	15
Hamilton CMA									
December 2011	130	0	51	6	4	65	0	0	256
December 2010	154	28	67	0	20	12	0	0	281
Brant County									
December 2011	13	0	0	0	0	0	0	0	13
December 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
December 2011	12	0	12	0	0	0	0	0	24
December 2010	28	0	9	0	5	5	0	71	118
Brantford CMA									
December 2011	25	0	12	0	0	0	0	0	37
December 2010	28	0	9	0	5	5	0	71	118

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2011

	Ownership						Rental		Total
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
December 2011	27	0	4	0	0	0	0	0	31
December 2010	19	2	10	1	0	0	0	0	32
Former Hamilton City									
December 2011	6	0	0	0	0	0	0	0	6
December 2010	3	0	0	0	0	0	0	0	3
Stoney Creek City									
December 2011	12	0	1	0	0	0	0	0	13
December 2010	12	0	7	0	0	0	0	0	19
Ancaster City									
December 2011	1	0	0	0	0	0	0	0	1
December 2010	2	0	0	0	0	0	0	0	2
Dundas Town									
December 2011	1	0	0	0	0	0	0	0	1
December 2010	0	2	0	1	0	0	0	0	3
Flamborough									
December 2011	1	0	0	0	0	0	0	0	1
December 2010	1	0	0	0	0	0	0	0	1
Glanbrook									
December 2011	6	0	3	0	0	0	0	0	9
December 2010	1	0	3	0	0	0	0	0	4
City of Burlington									
December 2011	2	0	0	0	3	35	0	17	57
December 2010	1	0	15	0	3	11	0	182	212
Grimsby									
December 2011	4	0	0	0	0	0	0	0	4
December 2010	7	0	0	4	0	0	0	0	11
Hamilton CMA									
December 2011	33	0	4	0	3	35	0	17	92
December 2010	27	2	25	5	3	11	0	182	255
Brant County									
December 2011	11	0	3	0	3	0	0	0	17
December 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
December 2011	18	3	11	0	10	0	6	0	48
December 2010	27	0	15	0	12	3	0	4	61
Brantford CMA									
December 2011	29	3	14	0	13	0	6	0	65
December 2010	29	0	20	0	12	3	0	4	68

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
December 2011	79	0	51	4	0	0	0	0	134
December 2010	113	6	67	0	12	12	0	0	210
Former Hamilton City									
December 2011	31	0	12	0	0	0	0	0	43
December 2010	15	2	0	0	0	12	0	0	29
Stoney Creek City									
December 2011	11	0	6	0	0	0	0	0	17
December 2010	24	0	13	0	0	0	0	0	37
Ancaster City									
December 2011	7	0	0	3	0	0	0	0	10
December 2010	40	2	25	0	12	0	0	0	79
Dundas Town									
December 2011	2	0	0	1	0	0	0	0	3
December 2010	2	0	0	0	0	0	0	0	2
Flamborough									
December 2011	2	0	20	0	0	0	0	0	22
December 2010	8	2	17	0	0	0	0	0	27
Glanbrook									
December 2011	26	0	13	0	0	0	0	0	39
December 2010	24	0	12	0	0	0	0	0	36
City of Burlington									
December 2011	41	0	0	0	4	30	0	0	75
December 2010	23	22	0	0	10	0	0	0	55
Grimsby									
December 2011	9	0	0	3	0	0	0	0	12
December 2010	13	0	0	0	0	0	0	0	13
Hamilton CMA									
December 2011	129	0	51	7	4	30	0	0	221
December 2010	149	28	67	0	22	12	0	0	278
Brant County									
December 2011	12	0	0	0	0	0	0	0	12
December 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
December 2011	9	0	4	0	0	0	0	0	13
December 2010	23	0	0	0	2	2	0	0	27
Brantford CMA									
December 2011	21	0	4	0	0	0	0	0	25
December 2010	23	0	0	0	2	2	0	0	27

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA
2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	% Change
Hamilton CMA	117	142	6	2	123	34	33	0	279	178	56.7
City of Hamilton	87	101	6	2	46	6	33	0	172	109	57.8
Former Hamilton City	12	22	0	2	23	0	33	0	68	24	183.3
Stoney Creek City	46	20	0	0	8	6	0	0	54	26	107.7
Ancaster City	12	42	0	0	5	0	0	0	17	42	-59.5
Dundas Town	1	5	0	0	0	0	0	0	1	5	-80.0
Flamborough	0	4	6	0	10	0	0	0	16	4	**
Glanbrook	16	8	0	0	0	0	0	0	16	8	100.0
City of Burlington	29	30	0	0	31	23	0	0	60	53	13.2
Grimsby	1	11	0	0	46	5	0	0	47	16	193.8
Brantford CMA	18	30	0	2	16	9	0	0	34	41	-17.1
Brant County	12	n/a	0	n/a	7	n/a	0	n/a	19	n/a	n/a
Brantford City	6	25	0	2	9	3	0	0	15	30	-50.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Hamilton CMA	1,370	1,753	28	244	675	933	389	630	2,462	3,562	-30.9
City of Hamilton	926	1322	24	66	456	699	239	195	1645	2282	-27.9
Former Hamilton City	178	241	2	14	109	72	215	195	504	522	-3.4
Stoney Creek City	125	214	2	10	63	140	0	0	190	364	-47.8
Ancaster City	257	420	0	2	73	125	24	0	354	547	-35.3
Dundas Town	9	52	0	0	0	8	0	0	9	60	-85.0
Flamborough	46	159	6	40	44	199	0	0	96	398	-75.9
Glanbrook	307	236	14	0	167	155	0	0	488	391	24.8
City of Burlington	354	293	4	180	78	183	150	435	586	1091	-46.3
Grimsby	90	138	0	0	141	51	0	0	231	189	22.2
Brantford CMA	231	280	4	10	132	140	61	71	428	504	-15.1
Brant County	102	n/a	0	n/a	21	n/a	0	n/a	123	n/a	n/a
Brantford City	129	197	4	10	111	124	61	71	305	402	-24.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010
Hamilton CMA	123	34	0	0	33	0	0	0
City of Hamilton	46	6	0	0	33	0	0	0
Former Hamilton City	23	0	0	0	33	0	0	0
Stoney Creek City	8	6	0	0	0	0	0	0
Ancaster City	5	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	10	0	0	0	0	0	0	0
Glanbrook	0	0	0	0	0	0	0	0
City of Burlington	31	23	0	0	0	0	0	0
Grimsby	46	5	0	0	0	0	0	0
Brantford CMA	7	3	9	0	0	0	0	0
Brant County	7	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	3	9	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Hamilton CMA	675	933	0	0	258	435	131	195
City of Hamilton	456	699	0	0	108	0	131	195
Former Hamilton City	109	72	0	0	108	0	107	195
Stoney Creek City	63	140	0	0	0	0	0	0
Ancaster City	73	125	0	0	0	0	24	0
Dundas Town	0	8	0	0	0	0	0	0
Flamborough	44	199	0	0	0	0	0	0
Glanbrook	167	155	0	0	0	0	0	0
City of Burlington	78	183	0	0	150	435	0	0
Grimsby	141	51	0	0	0	0	0	0
Brantford CMA	123	143	9	0	0	5	61	66
Brant County	21	n/a	0	n/a	0	n/a	0	n/a
Brantford City	102	124	9	0	0	5	61	66

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market December 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010
Hamilton CMA	224	155	55	23	0	0	279	178
City of Hamilton	117	109	55	0	0	0	172	109
Former Hamilton City	20	24	48	0	0	0	68	24
Stoney Creek City	54	26	0	0	0	0	54	26
Ancaster City	10	42	7	0	0	0	17	42
Dundas Town	1	5	0	0	0	0	1	5
Flamborough	16	4	0	0	0	0	16	4
Glanbrook	16	8	0	0	0	0	16	8
City of Burlington	60	38	0	15	0	0	60	53
Grimsby	47	8	0	8	0	0	47	16
Brantford CMA	18	35	7	6	9	0	34	41
Brant County	12	n/a	7	n/a	0	n/a	19	n/a
Brantford City	6	30	0	0	9	0	15	30

Table 2.5: Starts by Submarket and by Intended Market January - December 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Hamilton CMA	1,848	2,731	483	634	131	197	2,462	3,562
City of Hamilton	1,221	1,978	293	107	131	197	1,645	2,282
Former Hamilton City	255	316	142	9	107	197	504	522
Stoney Creek City	190	364	0	0	0	0	190	364
Ancaster City	276	517	54	30	24	0	354	547
Dundas Town	9	48	0	12	0	0	9	60
Flamborough	96	398	0	0	0	0	96	398
Glanbrook	391	335	97	56	0	0	488	391
City of Burlington	401	584	185	507	0	0	586	1,091
Grimsby	226	169	5	20	0	0	231	189
Brantford CMA	277	370	81	68	70	66	428	504
Brant County	102	n/a	21	n/a	0	n/a	123	n/a
Brantford City	175	281	60	55	70	66	305	402

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	% Change
Hamilton CMA	136	154	0	20	51	87	65	12	256	281	-8.9
City of Hamilton	83	115	0	6	51	79	0	12	134	212	-36.8
Former Hamilton City	30	15	0	2	12	0	0	12	42	29	44.8
Stoney Creek City	14	27	0	0	6	13	0	0	20	40	-50.0
Ancaster City	10	40	0	2	0	37	0	0	10	79	-87.3
Dundas Town	2	2	0	0	0	0	0	0	2	2	0.0
Flamborough	1	7	0	2	20	17	0	0	21	26	-19.2
Glanbrook	26	24	0	0	13	12	0	0	39	36	8.3
City of Burlington	42	24	0	22	4	8	65	0	111	54	105.6
Grimsby	11	15	0	0	0	0	0	0	11	15	-26.7
Brantford CMA	25	28	0	4	13	14	0	76	37	118	-68.6
Brant County	13	n/a	0	n/a	0	n/a	0	n/a	13	n/a	n/a
Brantford City	12	28	0	0	12	14	0	76	24	118	-79.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Hamilton CMA	1592	1592	88	274	688	961	449	551	2717	3178	-14.5
City of Hamilton	1106	1009	28	54	514	776	67	63	1715	1902	-9.8
Former Hamilton City	228	241	2	6	78	74	63	63	371	384	-3.4
Stoney Creek City	164	143	12	2	102	96	0	0	278	241	15.4
Ancaster City	333	250	0	18	55	231	0	0	388	499	-22.2
Dundas Town	32	36	0	2	0	42	0	0	32	80	-60.0
Flamborough	81	129	14	26	117	89	4	0	216	244	-11.5
Glanbrook	268	207	0	0	155	244	0	0	423	451	-6.2
City of Burlington	287	246	60	220	140	139	382	488	869	1093	-20.5
Grimsby	99	137	0	0	34	46	0	0	133	183	-27.3
Brantford CMA	250	216	10	4	90	88	0	80	350	388	-9.8
Brant County	85	n/a	0	n/a	19	n/a	0	n/a	104	n/a	n/a
Brantford City	165	156	10	4	71	82	0	80	246	322	-23.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010
Hamilton CMA	55	87	0	0	65	12	0	0
City of Hamilton	51	79	0	0	0	12	0	0
Former Hamilton City	12	0	0	0	0	12	0	0
Stoney Creek City	6	13	0	0	0	0	0	0
Ancaster City	0	37	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	20	17	0	0	0	0	0	0
Glanbrook	13	12	0	0	0	0	0	0
City of Burlington	4	8	0	0	65	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	12	14	0	0	0	5	0	71
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	12	14	0	0	0	5	0	71

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Hamilton CMA	688	961	0	0	202	287	247	264
City of Hamilton	514	776	0	0	4	63	63	0
Former Hamilton City	78	74	0	0	0	63	63	0
Stoney Creek City	102	96	0	0	0	0	0	0
Ancaster City	55	231	0	0	0	0	0	0
Dundas Town	0	42	0	0	0	0	0	0
Flamborough	117	89	0	0	4	0	0	0
Glanbrook	155	244	0	0	0	0	0	0
City of Burlington	140	139	0	0	198	224	184	264
Grimsby	34	46	0	0	0	0	0	0
Brantford CMA	78	88	12	0	0	5	0	75
Brant County	19	n/a	0	n/a	0	n/a	0	n/a
Brantford City	59	82	12	0	0	5	0	75

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market December 2011								
Submarket	**Freehold**		**Condominium**		**Rental**		**Total***	
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010
Hamilton CMA	181	249	75	32	0	0	256	281
City of Hamilton	131	188	3	24	0	0	134	212
Former Hamilton City	42	17	0	12	0	0	42	29
Stoney Creek City	20	40	0	0	0	0	20	40
Ancaster City	7	67	3	12	0	0	10	79
Dundas Town	2	2	0	0	0	0	2	2
Flamborough	21	26	0	0	0	0	21	26
Glanbrook	39	36	0	0	0	0	39	36
City of Burlington	42	46	69	8	0	0	111	54
Grimsby	8	15	3	0	0	0	11	15
Brantford CMA	37	37	0	10	0	71	37	118
Brant County	13	n/a	0	n/a	0	n/a	13	n/a
Brantford City	24	37	0	10	0	71	24	118

Table 3.5: Completions by Submarket and by Intended Market January - December 2011								
Submarket	**Freehold**		**Condominium**		**Rental**		**Total***	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Hamilton CMA	2,116	2,073	354	840	247	265	2,717	3,178
City of Hamilton	1,544	1,419	108	482	63	1	1,715	1,902
Former Hamilton City	268	259	40	125	63	0	371	384
Stoney Creek City	273	215	5	26	0	0	278	241
Ancaster City	372	382	16	116	0	1	388	499
Dundas Town	29	37	3	43	0	0	32	80
Flamborough	216	244	0	0	0	0	216	244
Glanbrook	379	279	44	172	0	0	423	451
City of Burlington	449	503	236	326	184	264	869	1,093
Grimsby	123	151	10	32	0	0	133	183
Brantford CMA	300	254	38	59	12	75	350	388
Brant County	91	n/a	13	n/a	0	n/a	104	n/a
Brantford City	209	188	25	59	12	75	246	322

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
December 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
December 2011	3	3.6	21	25.3	17	20.5	16	19.3	26	31.3	83	400,000	450,845
December 2010	15	13.8	21	19.3	31	28.4	18	16.5	24	22.0	109	378,990	424,874
Year-to-date 2011	88	8.3	207	19.6	310	29.4	212	20.1	238	22.6	1,055	389,900	419,949
Year-to-date 2010	120	12.3	151	15.5	280	28.7	167	17.1	256	26.3	974	391,900	422,685
Former Hamilton City													
December 2011	1	3.2	7	22.6	8	25.8	8	25.8	7	22.6	31	398,600	415,197
December 2010	1	6.7	4	26.7	6	40.0	1	6.7	3	20.0	15	381,000	388,638
Year-to-date 2011	13	5.8	28	12.6	100	44.8	55	24.7	27	12.1	223	391,800	396,589
Year-to-date 2010	26	11.4	42	18.3	99	43.2	33	14.4	29	12.7	229	377,000	381,381
Stoney Creek City													
December 2011	0	0.0	3	27.3	3	27.3	2	18.2	3	27.3	11	379,900	411,718
December 2010	0	0.0	0	0.0	15	62.5	5	20.8	4	16.7	24	379,900	445,608
Year-to-date 2011	5	3.0	24	14.4	56	33.5	44	26.3	38	22.8	167	396,900	448,125
Year-to-date 2010	7	4.5	25	16.2	67	43.5	26	16.9	29	18.8	154	388,445	426,968
Ancaster City													
December 2011	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	612,382	730,432
December 2010	4	10.8	12	32.4	5	13.5	9	24.3	7	18.9	37	367,780	471,776
Year-to-date 2011	28	9.0	73	23.4	69	22.1	52	16.7	90	28.8	312	386,156	432,821
Year-to-date 2010	9	3.9	22	9.5	29	12.5	57	24.6	115	49.6	232	448,224	515,064
Dundas Town													
December 2011	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
December 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2011	0	0.0	0	0.0	1	3.2	4	12.9	26	83.9	31	508,990	567,548
Year-to-date 2010	0	0.0	1	2.9	4	11.4	10	28.6	20	57.1	35	463,000	498,478
Flamborough													
December 2011	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
December 2010	3	42.9	0	0.0	2	28.6	1	14.3	1	14.3	7	--	--
Year-to-date 2011	10	14.7	3	4.4	18	26.5	14	20.6	23	33.8	68	407,495	450,828
Year-to-date 2010	25	22.5	1	0.9	26	23.4	20	18.0	39	35.1	111	406,900	416,072
Glanbrook													
December 2011	2	7.7	11	42.3	6	23.1	4	15.4	3	11.5	26	344,000	384,267
December 2010	7	29.2	5	20.8	3	12.5	2	8.3	7	29.2	24	342,841	371,468
Year-to-date 2011	32	12.6	79	31.1	66	26.0	43	16.9	34	13.4	254	358,223	379,842
Year-to-date 2010	52	24.8	60	28.6	55	26.2	21	10.0	22	10.5	210	344,709	350,317
City of Burlington													
December 2011	0	0.0	0	0.0	0	0.0	10	24.4	31	75.6	41	503,990	824,944
December 2010	0	0.0	0	0.0	0	0.0	3	13.0	20	87.0	23	499,990	977,946
Year-to-date 2011	1	0.3	0	0.0	10	3.5	58	20.3	217	75.9	286	499,990	764,964
Year-to-date 2010	0	0.0	0	0.0	6	2.4	72	28.6	174	69.0	252	461,990	611,539
Grimsby													
December 2011	0	0.0	1	8.3	0	0.0	4	33.3	7	58.3	12	495,400	582,842
December 2010	1	7.7	5	38.5	2	15.4	2	15.4	3	23.1	13	358,662	389,112
Year-to-date 2011	3	2.8	17	16.0	29	27.4	29	27.4	28	26.4	106	411,900	436,921
Year-to-date 2010	9	6.8	40	30.3	40	30.3	33	25.0	10	7.6	132	371,900	379,819

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
December 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
December 2011	3	2.2	22	16.2	17	12.5	30	22.1	64	47.1	136	442,990	575,272
December 2010	16	11.0	26	17.9	33	22.8	23	15.9	47	32.4	145	395,400	509,396
Year-to-date 2011	92	6.4	224	15.5	349	24.1	299	20.7	483	33.4	1,447	408,181	489,385
Year-to-date 2010	129	9.5	191	14.1	326	24.0	272	20.0	440	32.4	1,358	405,900	453,563

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
December 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
December 2011	0	0.0	0	0.0	1	8.3	1	8.3	10	83.3	12	402,500	461,167
December 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2011	2	2.6	2	2.6	5	6.6	8	10.5	59	77.6	76	444,500	498,005
Year-to-date 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
December 2011	0	0.0	1	11.1	3	33.3	3	33.3	2	22.2	9	--	--
December 2010	0	0.0	7	30.4	9	39.1	6	26.1	1	4.3	23	275,000	275,938
Year-to-date 2011	7	4.0	32	18.3	68	38.9	50	28.6	18	10.3	175	289,900	290,309
Year-to-date 2010	6	3.7	39	24.1	56	34.6	39	24.1	22	13.6	162	284,995	286,050
Brantford CMA													
December 2011	0	0.0	1	4.8	4	19.0	4	19.0	12	57.1	21	350,000	397,090
December 2010	0	0.0	7	30.4	9	39.1	6	26.1	1	4.3	23	275,000	275,938
Year-to-date 2011	9	3.6	34	13.5	73	29.1	58	23.1	77	30.7	251	309,900	353,197
Year-to-date 2010	6	2.7	39	17.3	64	28.3	48	21.2	69	30.5	226	309,000	346,660

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2011						
Submarket	Dec 2011	Dec 2010	% Change	YTD 2011	YTD 2010	% Change
Hamilton CMA	575,272	509,396	12.9	489,385	453,563	7.9
City of Hamilton	450,845	424,874	6.1	419,949	422,685	-0.6
Former Hamilton City	415,197	388,638	6.8	396,589	381,381	4.0
Stoney Creek City	411,718	445,608	-7.6	448,125	426,968	5.0
Ancaster City	730,432	471,776	54.8	432,821	515,064	-16.0
Dundas Town	--	--	n/a	567,548	498,478	13.9
Flamborough	--	--	n/a	450,828	416,072	8.4
Glanbrook	384,267	371,468	3.4	379,842	350,317	8.4
City of Burlington	824,944	977,946	-15.6	764,964	611,539	25.1
Grimsby	582,842	389,112	49.8	436,921	379,819	15.0
Brantford CMA	397,090	275,938	43.9	353,197	346,660	1.9
Brant County	461,167	n/a	n/a	498,005	n/a	n/a
Brantford City	--	275,938	n/a	290,309	286,050	1.5

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton
December 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[1]	Average Price[2] ($)	Yr/Yr[2] (%)	Average Price[2] ($) SA
2010	January	714	59.7	1,165	1,548	1,625	71.7	[illegible]	[illegible]	[illegible]
	February	1,067	48.8	1,201	1,588	1,627	73.8	[illegible]	[illegible]	[illegible]
	March	1,365	36.2	1,156	2,095	1,693	68.3	[illegible]	[illegible]	[illegible]
	April	1,490	25.4	1,180	2,350	1,723	68.5	[illegible]	[illegible]	[illegible]
	May	1,406	6.8	1,103	2,180	1,691	65.2	[illegible]	[illegible]	[illegible]
	June	1,305	-16.3	996	1,881	1,576	63.2	[illegible]	[illegible]	[illegible]
	July	965	-26.8	860	1,470	1,470	58.5	[illegible]	[illegible]	[illegible]
	August	978	-10.3	974	1,455	1,547	63.0	[illegible]	[illegible]	[illegible]
	September	1,007	-13.3	1,022	1,779	1,677	60.9	[illegible]	[illegible]	[illegible]
	October	992	-12.2	1,073	1,544	1,751	61.3	[illegible]	[illegible]	[illegible]
	November	953	-6.3	1,070	1,542	1,982	54.0	[illegible]	[illegible]	[illegible]
	December	692	-5.6	1,135	768	1,838	61.8	[illegible]	[illegible]	[illegible]
2011	January	707	-1.0	1,146	1,734	1,811	63.3	[illegible]	[illegible]	[illegible]
	February	1,037	-2.8	1,154	1,794	1,858	62.1	[illegible]	[illegible]	[illegible]
	March	1,345	-1.5	1,141	2,217	1,747	65.3	[illegible]	[illegible]	[illegible]
	April	1,406	-5.6	1,169	2,171	1,773	65.9	[illegible]	[illegible]	[illegible]
	May	1,508	7.3	1,115	2,410	1,802	61.9	[illegible]	[illegible]	[illegible]
	June	1,522	16.6	1,184	2,232	1,912	61.9	[illegible]	[illegible]	[illegible]
	July	1,303	35.0	1,222	1,641	1,769	69.1	[illegible]	[illegible]	[illegible]
	August	1,206	23.3	1,165	1,657	1,740	67.0	[illegible]	[illegible]	[illegible]
	September	1,132	12.4	1,151	1,754	1,709	67.3	[illegible]	[illegible]	[illegible]
	October	1,065	7.4	1,155	1,482	1,673	69.0	[illegible]	[illegible]	[illegible]
	November	1,027	7.8	1,168	1,159	1,519	76.9	[illegible]	[illegible]	[illegible]
	December	674	-2.6	1,162	618	1,557	74.6	[illegible]	[illegible]	[illegible]
	Q4 2010	2,837	-5.4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	Q4 2011	2,766	-4.9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	YTD 2010	12,934	2.0	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	YTD 2011	13,932	7.7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
December 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	139	46.3	203	280	301	67.4	227,009	12.3	229,786
	February	180	52.5	191	280	300	63.7	229,626	11.6	234,994
	March	202	30.3	180	377	328	54.9	220,518	0.6	220,279
	April	231	32.0	184	373	299	61.5	234,024	11.0	228,293
	May	194	15.5	168	330	286	58.7	225,969	6.0	224,749
	June	199	-10.8	157	352	287	54.7	237,557	5.1	234,013
	July	172	-17.3	153	296	281	54.4	226,279	-3.9	231,205
	August	169	15.0	159	238	231	68.8	232,400	9.5	239,681
	September	167	-7.7	156	294	294	53.1	231,847	1.1	230,243
	October	144	-2.0	167	231	263	63.5	230,180	8.2	230,062
	November	165	-4.6	169	241	281	60.1	223,125	-2.1	225,508
	December	124	31.9	199	117	258	77.1	238,951	1.5	228,600
2011	January	100	-28.1	145	252	276	52.5	231,569	2.0	238,731
	February	149	-17.2	158	244	262	60.3	237,224	3.3	241,890
	March	154	-23.8	143	275	223	64.1	233,840	6.0	239,402
	April	148	-35.9	131	297	264	49.6	233,661	-0.2	227,937
	May	206	6.2	164	355	274	59.9	250,199	10.7	247,867
	June	218	9.5	170	330	283	60.1	233,083	-1.9	233,814
	July	189	9.9	178	328	304	58.6	226,885	0.3	227,832
	August	194	14.8	179	320	288	62.2	230,455	-0.8	235,409
	September	195	16.8	174	281	270	64.4	252,206	8.8	246,088
	October	157	9.0	181	263	300	60.3	246,271	7.0	249,894
	November	164	-0.6	178	240	274	65.0	238,114	6.7	239,930
	December	97	-21.8	170	126	294	57.8	224,226	-6.2	217,099
	Q4 2010	433	4.6		389			230,003	2.6	
	Q4 2011	418	-3.5		629			237,955	3.5	
	YTD 2010	2,086	10.7		3,409			229,678	4.2	
	YTD 2011	1,971	-5.5		3,311			237,283	3.3	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
December 2011

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	102.0	114.5	373.2	8.5	67.2	827
	February	604	3.60	5.39	102.9	115.1	372.0	8.4	66.8	849
	March	631	3.60	5.85	102.7	115.3	371.5	8.0	66.4	868
	April	655	3.80	6.25	102.6	115.7	367.7	8.1	65.7	872
	May	639	3.70	5.99	103.2	116.2	366.3	8.2	65.5	856
	June	633	3.60	5.89	103.3	116.0	368.6	8.0	65.6	857
	July	627	3.50	5.79	103.0	117.0	372.3	7.8	66.1	860
	August	604	3.30	5.39	103.9	117.0	377.7	7.5	66.8	860
	September	604	3.30	5.39	103.8	117.1	378.8	7.5	66.8	860
	October	598	3.20	5.29	103.8	117.8	377.1	7.3	66.4	856
	November	607	3.35	5.44	104.2	118.0	375.3	6.6	65.5	853
	December	592	3.35	5.19	104.0	117.9	374.4	6.6	65.3	846
2011	January	592	3.35	5.19	103.8	117.8	377	6.3	65.4	841
	February	607	3.50	5.44	103.9	118.0	376.0	6.4	65.3	844
	March	601	3.50	5.34	103.9	119.4	376.6	5.9	65.0	853
	April	621	3.70	5.69	104.3	119.9	378.0	5.6	64.9	863
	May	616	3.70	5.59	104.2	120.9	379.6	5.6	65.2	868
	June	604	3.50	5.39	104.3	120.2	378.9	6.1	65.3	872
	July	604	3.50	5.39	104.2	120.5	378.3	6.6	65.5	861
	August	604	3.50	5.39	104.1	120.6	374.4	6.9	65.0	863
	September	592	3.50	5.19	104.2	121.1	376.0	6.7	65.1	870
	October	598	3.50	5.29	104.4	121.0	378.4	6.7	65.4	881
	November	598	3.50	5.29	104.4	121.0	386.2	6.5	66.6	886
	December	598	3.50	5.29		120.3	390.8	6.4	67.2	885

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators December 2011										
		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.4	114.5	69.6	9.7	72.3	780
	February	604	3.60	5.39	105.0	115.1	69.2	9.2	71.5	788
	March	631	3.60	5.85	105.3	115.3	68.2	9.5	70.7	804
	April	655	3.80	6.25	105.4	115.7	66.8	9.7	69.4	817
	May	639	3.70	5.99	106.0	116.2	66.0	10.0	68.6	813
	June	633	3.60	5.89	106.2	116.0	65.6	8.9	67.4	807
	July	627	3.50	5.79	106.1	117.0	65.9	8.2	67.1	788
	August	604	3.30	5.39	106.4	117.0	66.3	7.7	66.9	796
	September	604	3.30	5.39	106.4	117.1	67.1	7.6	67.6	794
	October	598	3.20	5.29	106.6	117.8	68.0	7.7	68.7	794
	November	607	3.35	5.44	107.0	118.0	68.7	8.3	69.6	785
	December	592	3.35	5.19	107.1	117.9	68.6	8.7	69.9	778
2011	January	592	3.35	5.19	107.4	117.8	68	9.2	70.0	786
	February	607	3.50	5.44	107.9	118.0	68.0	9.2	69.7	796
	March	601	3.50	5.34	108.1	119.4	68.0	9.2	69.7	811
	April	621	3.70	5.69	108.7	119.9	67.8	8.9	69.1	823
	May	616	3.70	5.59	109.4	120.9	68.6	8.4	69.5	830
	June	604	3.50	5.39	110.0	120.2	69.4	8.2	70.2	832
	July	604	3.50	5.39	110.3	120.5	70.3	8.6	71.2	827
	August	604	3.50	5.39	110.6	120.6	70.1	8.9	71.5	819
	September	592	3.50	5.19	110.8	121.1	69.4	9.2	70.8	816
	October	598	3.50	5.29	111.2	121.0	68.2	8.8	69.3	812
	November	598	3.50	5.29	112.0	121.0	66.4	8.2	66.9	815
	December	598	3.50	5.29		120.3	65.9	7.4	65.8	810

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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